



# October



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100 Sequoia Drive, Vacaville

## Next Board Meeting

October 18 @ 5 p.m.  
in the Rotunda

## Board of Directors

### President

Kathy Marchesseault

### 1st VP

Ken Stockton

### 2nd VP

Chris Winther

### Treasurer

Open

### Secretary

Marj Kelly

## OFFICE HOURS

Monday: 9 a.m. to 4 p.m.

Tuesday: 9 a.m. to 4 p.m.

Wednesday: 9 a.m. to 12 p.m.

Thursday: 9 a.m. to 4 p.m.

Friday: 9 a.m. to 4 p.m.

*Closed for lunch daily from  
12:00 p.m. to 12:30 p.m.*

## Project Town Hall

It is no mystery our Town Hall needs some major inside attention. It is old and outdated. Some Members have asked when anything will be done with the interior.

The Board needs to follow our Reserve Study. The objective of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. Each Reserve Component is broken down into Useful Life, Remaining Life and Current Replacement Cost. Our current Reserve Study has identified that the time has come for our Town Hall to receive some concentrated inside work. This will include, but is not limited to, upgrades to the kitchen, acoustics, and a chair lift for our stage.

Our Association received a generous contribution from Mr. Bruce Fisher in August 2019 consisting of a professional acoustic assessment by Bollard Acoustical Consultants, Inc. This study will help us as we consult with others on how to keep sound from traveling up into the cavernous ceiling space.

Additionally, in January 2022 the Travel Club gifted LTHA with \$1500 to be used towards a chair lift for the stage. We are very grateful for these kind donations.

While the projects ahead are significant ones, the Board is pleased to finally let the Membership know our iconic Town Hall will see some inner TLC. To that end, we ask for your patience and understanding. As I have discovered, the wheels of a non-profit HOA move at a much slower pace than most of us would like.

Kathy Marchesseault

LTHA Board President

## Board of Directors Update

The Board of Directors would like to notify you that Leisure Town's treasurer, Eva Lucas, has tendered her resignation. We thank Eva for her time of service to the community.

If you are interested in being on the Board, please pick up and complete the Election Nomination Form by October 13th, 2022.

## The Plan for Green Tree Development

August 30, the Vacaville Planning Commission unanimously passed a resolution recommending the City Council approve the Specific Plan and Development Agreement for Green Tree and to rezone the old Green Tree Golf Course area from recreational to residential and commercial. After 6 1/2 years of planning this project is in final stages.

The Vacaville City Council will take up the Green Tree plan at their October 11 meeting with a public hearing and a final vote on the project will be at the October 25 Council meeting. Following this is a 30-day period for CEQA challenges followed by 90 days to finalize CEQA findings. If no delays, construction will likely begin in late 2023 on the apartments and the detention basin planned at the Northern end near Horse Creek.

Leisure Town residents have had considerable input to this plan. Over 6 ½ years there has been a Task Force, a Golf Course Estates group that continued negotiations post Task Force and for the last 2 ½ years the Liaisons, authorized by the Mayor, met regularly with city and developer planners. There have been 2 public hearings, numerous walk-in Saturdays for residents to view plans and offer ideas, articles and maps in Town Hall Magazine, email updates, meetings with Council and Commission members, and this spring an open meeting with the developer's planners. Presentations were made in 2 open meetings each with the Parks and Recreation Commission and the Planning Commission.

What does this all mean for Leisure Town? Some highlights:

- At least 50 feet of open space behind all existing homes

- New homes around existing homes in the South to be equal or higher value/size

- All homes south of Sequoia will be age restricted

- Over 3 miles of landscaped trails connecting all parts of the development

- Over 40 acres of open space including parks, trails, detention basins and open area

- Two parks—one family oriented in the north and one senior oriented in the south

- Two new flashing speed signs and a heavily marked pedestrian crossing on Yellowstone

- Bike lane improvements on Yellowstone

- Fencing around parks will have upper 3 feet of wrought iron to preserve views

- City/developer placing larger pipes under Yellowstone to decrease circle street flooding

- An EIR revision to improve construction monitoring and mitigation for dust/air quality

- Development Agreement (15 yrs) contains language ensuring continued LT input

Marj Kelly and Chris Winther extend their appreciation and thanks to all LT residents who participated in the planning over the years and who raised questions and offered ideas that informed their work and made this a better project to serve us all.

### Pool Hours for Fall & Winter

The pool hours for the off seasons will begin October 1, 2022. Hours of access will be 8 a.m. to 7 p.m. Monday through Friday. Only the spa will be heated during this time.



### Garbage Can Compliance

Looking for a way to keep your cans out of site, but don't have a spot to put them? The Board of Directors has approved this temporary structure and similar styles to be used as a way to conceal your cans without need of Architectural Approval.



### Board Sponsored BBQ

The Board of Directors will be hosting a BBQ for the community on November 5th from 12 - 4 p.m. This will be a great time to gather with friends, old and new as the Board wants to encourage the sense of community following COVID. Come and enjoy Bocce Ball, Lawn Bowling, and a few rounds of pool while enjoying the sounds of one of our local bands.

A link will be sent out in an e-mail to RSVP and sign up to bring a side dish or dessert if you desire. Otherwise, just bring yourself! The Board will be providing hot dogs, sodas, and water. We can't wait to see you there!



### Community Concerts

DARREL & the DARREL LICKS performed Sept 16, 2022 at 6:30p on Big Horn Ct. About 60 people enjoyed well known 60's tunes. Attendees joined in uplifting singing, dancing & laughter. A great time was had by all.

If your house backs up to an open space, please remember that it is in the Association Rules & Regulations to have your house number listed somewhere on the back. This allows for emergency responders to quickly find a home from the easement if needed. If you would like assistance, you now have the option to contact the office to purchase the numbers and have installed for you.



### Tree Trimming & Power Line

Did you know that only line clearance-qualified contractors with special insulated tools and special training are legally allowed to trim vegetation around power lines? And According to PG&E "As part of our vegetation safety work, PG&E maintains required safety clearances around transmission and distribution powerlines that serve cities and neighborhoods. However, you are responsible for maintenance of the service wire that runs from PG&E's electric pole to your home. You can call us at 1-800-743-5000 to request a free temporary service disconnect so you or a contractor can safely work around the service wire that connects to your home." For more information before you have work performed, contact 1-800-743-5000.



### Senior Services through Recology

Did you know that Recology has assistance programs for moving your garbage cans and special rates for seniors? If you have trouble moving your cans to and from the curb for service, you can apply for a special program offered through Recology. To qualify you need to be over 62 or disabled and provide a note from your doctor (with the doctor letterhead) stating you need help with your garbage cans. The service is \$3.69/month. Below are special rates for seniors 62+ or disabled, and can be adjusted by calling 707-448-2945.

96 gal grey cart with 32 gal blue and green cart \$20.13

32 gal grey cart with 32 gal blue and green cart \$20.13

### Women's Club

Happy Halloween! Well, it's here! Our first meeting of the Women's Club since June. Our meeting is October 18, 2022 at 11:30 a.m. Our theme is Halloween so everyone please wear Halloween attire. I hope to see you all for lunch.

-Barbara Farnand, Club President

### Some Humor...

🍊 *What do Italians eat on Halloween?*

*Fettuccini Afraid-O!*

🍊 *What do you call a vampire that likes to cook?*

*Count Spatula!*

🍊 *What's it like to be kissed by a vampire?*

*It's a total pain in the neck!*

### Lawn Bowling

Thank you to Bob Beksel and Andy Williams for diligently working to solve the issue of our mower for Lawn Bowling. The previous mower was 20 years old and ran out of life. Their research and connections allowed us to replace the mower with a savings of nearly \$25,000. Yes, you read that correctly. And they saved us an additional \$800 by using their own resources to pick up the mower themselves. The photo shows the sales rep on site training our landscapers how to use the new machine.



More and more, e-bikes are being seen about Leisure Town. Residents are enjoying fresh air and exercise. They are also running errands without taking the auto - good for air quality. If you ride a bike, including an e-bike, please reduce speed around walkers, give a signal or warning when passing others and generally be considerate. Safety first!

- 2nd VP, Chris Winthers, regularly rides his e-bike to meetings.

